

Chapter 19.780***Planned Residential Development Permit*****19.780.010 Purpose**

- A. These Planned Residential Development (PRD) regulations are established to allow for flexibility and creativity in design of single-family residential developments, and for the application of unique development standards that reflect special property conditions. Specifically, the Planned Residential Development Permit is intended to achieve the following:
1. Address the need to provide mechanisms to assist in producing a diversity of single-family residential housing and product types;
 2. Provide an incentive for clustered property development of environmentally and topographically constrained land in order to minimize the impacts of development on more environmentally sensitive portions of that land, particularly in the RC Zone;
 3. Allow the development of small-lot infill subdivisions in existing single-family neighborhoods, thereby allowing a more efficient and creative use of often difficult to develop properties;
 4. Encourage and allow more creative and imaginative project design by allowing increased development densities. In return planned residential developments are required to incorporate amenities and superior design features not normally required of standard single-family residential developments; and
 5. To provide increased opportunities for home ownership consistent with the objectives of the City's General Plan.

19.780.020 Applicability and Permit Requirements

A Planned Residential Development is permitted in any single-family residential zone, except the RA-5 Zone, subject to granting of a Planned Residential Development Permit.

19.780.030 Procedures

- A. General Process

Planned Residential Development Permit (PRD) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

B. Map Required

The application shall be accompanied by a tentative map that shall be filed with the Planning Division in accordance with procedures set forth in Chapter 18.080 of Title 18 (Subdivision Code).

C. Phasing

If a Planned Residential Development is proposed to be constructed in phases, the proposed phasing schedule is subject to approval by the Zoning Administrator.

D. Planned Residential Development Permit Expiration

Time limits and extensions shall be the same as for the related subdivision, consistent with the provisions of Title 18 (Subdivision Code) prior to issuance of the first building permit. After the first building permit has been pulled the Planned Residential Development Permit is vested.

19.780.040 Permitted Uses

- A. Single-family dwellings, attached or detached.
- B. Related recreational and community facilities for the use of residents and their guests.
- C. Natural open spaces.
- D. Golf courses.
- E. Multipurpose trails.
- F. Other uses as may be listed in the resolution approving the planned residential development.
- G. Uses required by State law to be permitted in conjunction with a single-family residential use.

19.780.050 Density

A. Benchmark Density

The Planning Commission shall determine the base number of dwelling units allowable in a planned residential development (PRD) based on benchmark densities for the underlying zone in which the project is located. Benchmark densities for a PRD by zone are shown in Table 19.780.050 (PRD Benchmark and Bonus Densities). The minimum standards for a project to qualify for a PRD with the benchmark density are that it be adequately served by public infrastructure, including good access to public and private services, and that the site is well designed with desirable amenities in accordance with adopted Citywide Design Guidelines and in accordance with City Codes (Note: Compliance with City Codes allows

for granting of variances in certain instances.) PRD's should be located on streets capable of accommodating the anticipated traffic. A traffic study may be required to assess consistency with Policy CCM - 2.3 of the General Plan to maintain LOS "D" or better on arterial streets or greater, except where LOS "E" has been designated as an acceptable standard. In order for a project to qualify as a PRD it must meet these minimum benchmark density requirements.

B. Maximum Density

In any event the maximum density of a PRD shall be consistent with the underlying General Plan land use designation(s) and any applicable Specific Plan(s).

C. Transfer of Density

When two or more General Plan land use designations or base zones exist within a planned residential development, the density may be transferred between designation and/or zones within the same development as necessary to provide for a superior development based upon good planning principles and to promote the general welfare of the neighborhood and maximum benefit to the natural environment. In particular, such transfers are desirable where density is transferred from steep, hillside land to flatter, less visually sensitive properties where significantly less grading is required. In the case of such a density transfer, the overall maximum density shall not exceed that otherwise permitted by the General Plan designation(s) (See 19.780.050 B). The only exception is that density cannot be transferred from a non RC zoned property to a RC Zoned property. For purposes of this Section, a project may consist of more than one underlying legal parent parcel; however, such parcels must be contiguous unless separated by an existing public or private street.

D. Density Bonus for Superior Design

A PRD project may qualify for a density bonus as shown in Table 19.780.050. based on the following criteria beyond those in 19.780.050 A.

1. In zones other than the RC Zone, the project shows superior design in the site layout and provision of common, active recreational and cultural amenities, including, but not limited to swimming pools, club houses, tennis courts, multipurpose trails and art pieces visible to the public, including sculptures and water features such as fountains. The site layout shall also exhibit features found to promote pedestrian activities both within and to areas outside of the site.

Examples of amenities include:

- Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site. The number of tot lots and their location shall be subject to City Planning Commission review and approval.
- Pool and spa

- Multi-purpose room equipped with kitchen, defined areas for games, exercises, recreation, entertainment, etc.
 - Barbeque facilities equipped with multiple grills, picnic benches, etc. The barbecue facilities shall be conveniently located throughout the site. The number of barbeque facilities and their locations shall be subject to Planning Commission review and approval.
 - Court facilities (e.g. tennis, volleyball, basketball, etc.)
 - Jogging/walking trails with exercise stations
 - Community garden
 - Theater
 - Computer Room
 - Exercise Room
 - Golf course, putting green, etc.
 - Passive recreational facilities tied to existing topographical features, with gazebos, benches, etc.
2. In the RC Zone, the following criteria apply to qualifying for a density bonus. The amount of the bonus will be determined based upon the degree to which each project complies with these criteria:
- a. Retention of unique natural features, including arroyos, hillsides and rock outcroppings, in natural open space areas or otherwise as part of the project;
 - b. Placement of buildings demonstrating sensitivity to the natural topographic and habitat features of the site, including clustering of homes in less sensitive locations in order to preserve such natural features and valuable natural open space, both for wildlife habitat and visual aesthetic purposes; and
 - c. Provision of other amenities consistent with the RC Zone and as deemed for appropriate for the project.
3. Superior design of individual dwelling site plans and building architecture, including such features as porches and garages set back from the street in comparison to the house, and detailed four sided, building treatments. Many of the desirable features are found in the adopted Citywide Design Guidelines.
4. Sensitivity to impacts of the development on surrounding uses.
5. Any project for which a density bonus is granted under this Chapter is not eligible for an additional density bonus under Chapter 19.545 (Density Bonus).

Table 19.780.050**PRD Benchmark and Bonus Densities**

Single Family Residential Zone	Benchmark Density - Dwellings per Gross Acre (1)	Maximum Bonus Percent % (2)	Maximum Density with Bonus - Dwellings Per Gross Acre(1)(2)
RC	0.5	25	0.63
RR	3.0	10	3.3
RE	3.0	10	3.3
R-1-7000	7.3	10	8.0
R-1-8500	6.3	10	6.9
R-1-10500	5.5	10	6.0
R-1-13000	4.8	10	5.3
R-1-1/2 acre	3.0	10	3.3
Notes: (1) Density per gross acre is calculated including new public and private streets. (2) This is the maximum density bonus and any bonus less than the maximum may be granted based on the degree to that the project meets the criteria specified in 19.780.040 A and B.			

19.780.060 Development Standards**A. Relationship to Base Zone Development Standards**

The development standards set forth in this Section, if in conflict with the development standards of the underlying base zone, shall supercede the development standards of the underlying base zone except in the RC Zone, the underlying development standards still apply. This section shall not supercede the development standards of any applicable overlay zone. In cases where a standard is not addressed, the standard of the base zone or any applicable overlay zone shall apply. The standards set forth are the minimum required for a PRD to qualify for the benchmark density.

B. Standard for smaller lot Planned Residential Developments – RR, RE, and all R-1 Zones**1. Lot Size and Coverage**

- a. Minimum lot size and maximum lot coverage requirements to be determined by the Planning Commission on a case specific basis in part based on product type, characteristics of the property and surrounding uses.

2. Setbacks

Minimum Setbacks (From Private Streets)	
Front ^{(1), (4), (5)}	
Habitable Dwelling	22 ft.
Garage	
Oriented to Front	28 ft.
Access to Front with Side Facing Access	24 ft.
Access from Alley to Rear ⁽²⁾	
Porch ⁽³⁾	2 ft. 16 ft.
Side ⁽⁵⁾	Minimum 6-ft. separation between building walls of separate dwellings.
Rear	15 ft. (main residence)
Notes:	
(1)	Distance is always measured from the curb face. Assumes a 4 foot wide sidewalk and 4 foot wide parkway, both within the street right of way, or a total of 8 feet of right of way behind curb face.
(2)	Vehicle maneuvering space behind alley-oriented garage is a minimum of 24 feet of clear paving.
(3)	Minimum porch dimensions are 6 feet by 10 feet.
(4)	When dwelling is located facing a common open space area, the front setback is 10 feet to the habitable building and 4 feet to the porch. Where residences are located facing each other on opposite sides of the common open space area, the separation between porches shall be a minimum of 18 feet and between buildings a minimum of 30 feet.
(5)	Front and side setbacks for lots taking direct access from a public street are the same as the underlying base zone.

3. Common Usable Open Space and Recreational Facilities

- a. A minimum of 500 square feet of usable common open space per dwelling unit is required. Examples include, but are not limited to the following: swimming pool, spa, community recreation room, sports courts for tennis, basketball, racquetball, volleyball, barbeque areas, community gardens or grassy play areas with a slope of less than 5 percent.

4. Private Open Space

- a. Minimum of 200 square feet per dwelling unit with no dimension less than 10 feet.

5. Parking

- a. Parking shall be in accordance with Chapter 19.580 (Parking and Loading) with the following exceptions and additions:
 - (1) A maximum of 2 fully enclosed (garage) spaces are required per dwelling unit. Tandem parking is allowed.

- (2) A minimum of 1 guest space per 5 dwelling units is required. On-street parking may be credited toward this requirement. On-street parking is only allowed on a curb to curb street width of 28 feet or greater.
- (3) Recreational vehicle parking. Recreational vehicle parking is prohibited on a residential lot. A separate recreational vehicle parking lot is permitted, subject to requirements for adequate screening, including a required 8-foot high block wall and 5-foot landscape planters on all sides.

C. Standards for RC Zone Planned Residential Development

1. Lot Size

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

2. Lot Coverage

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

3. Setbacks

Same as RC Zone (See Section 19.100.040, Residential Development Standards).

4. Common Usable Open Space and Recreational Facilities

Same as in 19.780.060 B 3 (Development Standards).

5. Common Natural Open Space and Clustering

Section 19.780.050 A (Benchmark Density) sets forth the criteria for a PRD to qualify for the benchmark density in the RC Zone, including provision of valuable natural open space and wildlife habitat and a site plan layout sensitive to the natural topography, both for wildlife habitat and resource conservation as well as visual aesthetic purposes. There is no minimum standard, although each development is encouraged to set aside a substantial portion of the site toward natural open space.

6. Parking

Same as 19.780.060 B 5 (Parking).

D. Private Streets

Refer to private street standards in Title 18.210.

E. Modification of Development

The Approving or Appeal Authority may modify the development standards set forth in this Chapter for an individual PRD upon the finding that such modification better achieves the intent and purpose of this Chapter than strict application of the PRD standards.

19.780.070 Common Ownership – Land or Improvements

A. Covenants, Conditions and Restrictions (CC&R's)

Where a Planned Residential Development contains any land or improvement proposed to be held in common ownership, the applicant shall submit a declaration of covenants, conditions and restrictions (CC&R's) with the final map establishing a Home Owner's Association subject to City's Planning Division and the City Attorney's Office approval. Such declaration shall set forth provisions for maintenance of all common areas, payment of taxes and all other privileges and responsibilities of the common ownership. The CC&R's shall include provisions prohibiting the homeowners' association (HOA) from quitclaiming, selling or otherwise transferring the land held in common ownership to private property owners.

B. Amendments to CC&R's

The provisions of approved CC&R's shall not be amended without the prior approval of the Planning Director and City Attorney who at his or her discretion may refer the matter to the Planning Commission. Requests for amendments to existing CC&R's shall be submitted to the Planning Division.

C. Maintenance

All private streets, walkways, parking areas, landscaped areas, storage areas, screening, sewers, drainage facilities, utilities, open space, recreation facilities and other improvements not dedicated to public use shall be maintained by the property owners. Provisions acceptable to the affected City Departments shall be made for the preservation and maintenance of all such improvements prior to the issuance of building permits.

D. Failure to Maintain Constitutes a Public Nuisance

All commonly-owned lots, improvements and facilities shall be preserved and maintained in a safe condition and in a state of good repair. Any failure to so maintain is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

19.780.080 Planned Residential Development Permit Process in Flow Chart Form

